050.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,200 / 996,200
					USE VALUE:	996,200 / 996,200
					ASSESSED:	996,200 / 996,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIURLEO VIRGINIA L/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	17 WINSLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIURLEO VIRGINIA L -
Owner 2:	-
Street 1:	17 WINSLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1850, having primarily Clapboard Exterior and 4734 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6841.000	558,500		437,700	996,200
Total Card	0.157	558,500		437,700	996,200
Total Parcel	0.157	558,500		437,700	996,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 210.44 /Parcel: 210.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34965

GIS Ref

GIS Ref

Insp Date 11/12/18

!4210!

PREVIOUS ASSESSMENT

Parcel ID 050.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	558,500	0	6,841.	437,700	996,200		Year end	12/23/2021
2021	105	FV	532,200	0	6,841.	437,700	969,900		Year End Roll	12/10/2020
2020	105	FV	532,300	0	6,841.	437,700	970,000	970,000	Year End Roll	12/18/2019
2019	105	FV	429,100	0	6,841.	437,700	866,800	866,800	Year End Roll	1/3/2019
2018	105	FV	429,100	0	6,841.	293,900	723,000	723,000	Year End Roll	12/20/2017
2017	105	FV	402,900	0	6,841.	281,400	684,300	684,300	Year End Roll	1/3/2017
2016	105	FV	402,900	0	6,841.	256,300	659,200	659,200	Year End	1/4/2016
2015	105	FV	337,400	0	6,841.	206,300	543,700	543,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:12:35

LAST REV

Date	Time
10/06/21	09:59:44
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIURLEO VIRGINI	78782-587	1	9/27/2021	Convenience	1	No	No		
9 RUSSELL TERRA	78782-584	1	9/27/2021	Convenience	1	No	No		
GIURLEO VIRGINI	65031-419		3/11/2015	Convenience	1	No	No		
9 RUSSELL TERRA	64780-297		1/12/2015	Convenience	1	No	No		
GIURLEO VIRGINI	56511-343		2/24/2011	Convenience	1	No	No		
RUSSELL TERRACE	56006-259		12/8/2010	Convenience	1	No	No		
GIURLEO VIRGIN	52542-346		4/8/2009	Family	1	No	No		
GIURLEO JOSEPH	47428-174		5/11/2006	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2017	212	Insulate	6,666	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
10/19/2018	Inspected	PH	Patrick H
4/7/2009	Measured	345	PATRIOT
4/19/2000	Measured	263	PATRIOT
1/4/2000	Mailer Sent		
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6841		Sq. Ft.	Site		0	70.	0.91	11									437,663						437,700	

Total AC/HA:	0.15705	Total SF/SM:	6841	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	437,663	Spl Credit		Total:	437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96712470
Const Adj.:	0.98990101
Adj $ / SQ:	162.751
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809481
Depreciation:	250939
Depreciated Total:	558542

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 8 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
1	5	4	
Totals			
3	13	8	

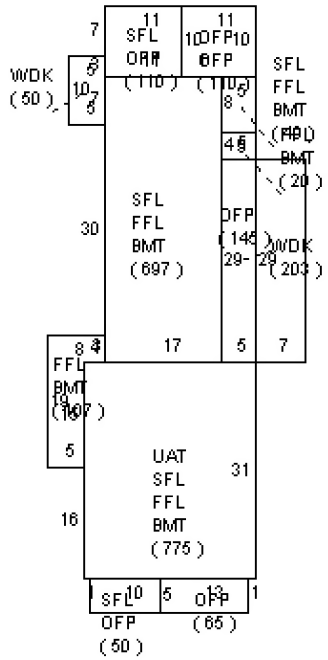
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.75
Special Features:	0	Val/Su Net:	93.29
Final Total:	558500	Val/Su SzAd	168.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,672	162.750	272,119
BMT	Basement	1,639	53.860	88,277
FFL	First Floor	1,639	162.750	266,749
OFP	Open Porch	590	19.100	11,270
WDK	Deck	253	9.850	2,493
UAT	Upper Attic	194	113.930	22,073

Net Sketched Area: 5,987 | Total: 662,981

Size Ad 3311 | Gross Area 6568 | FinArea 4734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	P	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: